

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NW/4 Galena Rd., 525 ft. SW \* ZONING COMMISSIONER  
of c/l Sussex Road \* OF BALTIMORE COUNTY  
1521 Galena Road \*  
15th Election District \* Case No. 91-496-A  
5th Councilmanic District \*  
Fred W. Cross, et ux \*  
Petitioners \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for a Zoning Variance, a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 7 ft. side yard setback in lieu of the required 10 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1521 Galena Road, consists of .23 acres +/-, zoned D.R.5.5, is currently unimproved and located within the Chesapeake Bay Critical Area. Testimony further indicated that the Petitioners purchased the 50 ft. lot at public auction and are desirous of constructing a single family dwelling thereon.

Testimony indicated that the subject lot lies within the Hyde Park subdivision and that the majority of lots in this community are 50 ft. lots.

The Petitioners testified that they are purchasing a prefabricated home and it cannot be properly situated on the lot with greater than a 7 ft. side yard setback due to the nature of the equipment that must locate the house. The Petitioners testified that they would suffer an undue hardship and practical difficulty should the requested relief be denied.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioners' actions, nor does the request arise from a condition relating to land or building use, either permitted or nonconforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioners must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of August, 1991 that, pursuant to Petition for Zoning Variance, a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 7 ft. side yard setback in lieu of the required 10 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Petitioners shall comply fully and completely with all requirements and recommendations of the Department

of Environmental Protection and Resource Management, as set forth in their comments dated July 26, 1991, attached hereto and made a part hereof.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH/mmm  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date: 8/26/91  
By: J. Robert Haines

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Date: 8/26/91  
By: J. Robert Haines

-2-

-3-

-4-

We would like to but a 25'x52' modular home, which means we have to put it sideways on the lot. The problems we are incurring is that with a 10' side setback, 25' for the house, and 6' for a front porch it leaves only 9' for a driveway to the rear of the house. Also (2) the modular home company needs 15' to bring the house in. If the front porch is left off until after the delivery of the home and the variance is granted, our problems will be solved.

#### ZONING DESCRIPTION

Beginning at a point on the north side of Galena Road which is 50 feet wide at the distance of 525 feet west of the centerline of the nearest improved intersecting street, Sussex Road which is 50 feet wide. Being Lot #63 in the subdivision of Hyde Park as recorded in Baltimore County Plat Book #WM 9, Folio #59 containing 10,000 square feet. Also known as 1521 Galena Road and located in the 15th Election District.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 8/4/91  
Posted for: Variance  
Petitioner: Fred W. Cross, et ux  
Location of property: NW/4 Galena Rd., 525 ft. SW of Sussex Rd.  
1521 Galena Rd.  
Location of Signs: 1521 Galena Rd., 525 ft. SW of Sussex Rd.  
on fire hydrant - R.B. Thomas  
Remarks:  
Posted by: [Signature] Date of return: 8/9/91  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

Office of

#### THE AVENUE NEWS

442 Eastern Blvd.  
Balto., Md. 21221

July 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement of  
Fred W. Cross in the matter of Zoning  
Hearing of 1521 Galena Rd. P.O. #0113113  
Case # 91-496-A, Reg. #N54915  
49 lines @.55 or \$26.95

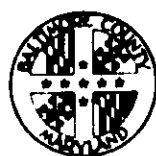
was inserted in The Avenue News a weekly newspaper  
published in Baltimore County, Maryland once a week for 1  
successive week(s) before the 19th day of July, 1991.  
that is to say, the same was inserted in the issues of July 25, 1991.

The Avenue Inc.

per publisher

By: [Signature]

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County will hold a public hearing on the property (identified) in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue - Towson, Maryland 21204 at 10:00 AM.  
Case Number: 91-496-A  
NW/4 Galena Road, 525 ft. SW of Sussex Road  
15th Election District  
Petitioner: Fred W. Cross, et ux  
RE: 1521 GALENA RD., 525 FT. SW OF SUSSEX RD.  
Variance: permit a 7 ft. side yard setback in lieu of 10 ft.  
Zoning Commissioner of Baltimore County



#### Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 7 ft. side yard setback in lieu of 10 ft.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)  
Lot #63, 1521 Galena Rd. was purchased by us on March 16, 1991 at a public real estate auction for \$33,500. It is located in the subdivision of Hyde Park which is mainly consisted of 50 foot lots. Our lot is 50'x200'. Most homes surrounding our lot are closer than the required 10 foot side setback; approximately 7 feet.  
(See attached sheet)

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.  
Legal Owner(s):

Fred W. Cross

(Type or Print Name)

Signature

Address

City and State

815 Sue Grove Road 687-7878V

Baltimore, Maryland 21221

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Home

Address

ESTIMATED LENGTH OF HEARING

AVAILABLE FOR HEARING

ALL OTHER

REVIEWED BY: [Signature]

ORDER RECEIVED FOR FILING  
Date: 8/26/91  
By: J. Robert Haines

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County will hold a public hearing on the property (identified) in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue - Towson, Maryland 21204 at 10:00 AM.  
Case Number: 91-496-A  
NW/4 Galena Road, 525 ft. SW of Sussex Road  
15th Election District  
Petitioner: Fred W. Cross, et ux  
RE: 1521 GALENA RD., 525 FT. SW OF SUSSEX RD.  
Variance: permit a 7 ft. side yard setback in lieu of 10 ft.  
Zoning Commissioner of Baltimore County  
7/26/91 July 26

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/26, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/25, 1991.

THE JEFFERSONIAN,

S. Zabe Orlov  
Publisher

\$ 30.49

# 487  
CRITICAL AREA

receipt



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date

H9100697

PUBLIC HEARING FEE	QTY	PRICE
910 - ZONING VARIANCE (1RL)	1	\$35.00
LAST NAME OF OWNER: CROSS	TOTAL:	\$35.00

Please Make Checks Payable To: Baltimore County  
04A0480091N1CHRC  
001112AN06-14-91

\$35.00

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: \_\_\_\_\_

**COPY**

Fred and Lisa Cross  
915 Sue Grove Road  
Baltimore, Maryland 21221

RE:

Case Number: 91-496-A  
NW/SE Galena Road, 525' SW of centerline Sussex Road  
1521 Galena Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Fred W. Cross, et ux  
HEARING: THURSDAY, AUGUST 22, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ \_\_\_\_\_ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

JUNE 27, 1991

**COPY**

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-496-A  
NW/SE Galena Road, 525' SW of centerline Sussex Road  
1521 Galena Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Fred W. Cross, et ux  
HEARING: THURSDAY, AUGUST 22, 1991 at 2:00 p.m.

Variance to permit a 7 ft. side yard setback in lieu of 10 ft.

Zoning Commissioner of  
Baltimore County

cc: Fred and Lisa Cross

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 23, 1991

Mr. & Mrs. Fred W. Cross  
815 Sue Grove Road  
Baltimore, MD 21221

RE: Item No. 487, Case No. 91-496-A  
Petitioner: Fred W. Cross, et ux  
Petition for Variance

Dear Mr. & Mrs. Cross:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 26th day of June, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Fred W. Cross, et ux  
Petitioner's Attorney:

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: July 17, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 25, 1991

This office has no comments for items number 463, 464, 465, 471, 478, 480, 481, 483, 484, 485, 486, 487, 488 and 489.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

JUNE 21, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: FRPD W. CROSS  
Location: #1521 GALENA ROAD  
Item No.: 487 Zoning Agenda: JUNE 25, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Col. J. M. 625-9* Noted and Approved *Col. J. M. 625-9*  
Planning Group Special Inspection Division Fire Prevention Bureau

JK/KEK

*Rec'd 4/25/91*

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 9, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for June 25, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.

For Items 476 and 480, the previous County Review Group Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time.

However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 486, Fulaaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

DATE: July 26, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 487  
Cross Property  
Chesapeake Bay Critical Area Findings

**RECEIVED**  
AUG 15 1991  
**ZONING OFFICE**

SITE LOCATION

The subject property is located at 1521 Galena Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Fred Cross

APPLICANT PROPOSAL

The applicant is proposing to build a new single family dwelling on an existing vacant lot. The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit a seven foot side yard setback in lieu of ten feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>



Memo to Mr. J. Robert Haines  
July 26, 1991  
Page 2

#### REGULATIONS AND FINDINGS

- Regulation:** "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

**Finding:** This property is located approximately 300 feet from the tidal waters of Back River. Therefore, no disturbance of the shoreline buffer shall occur.
- Regulation:** "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>.

**Finding:** No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.
- Regulation:** "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code Section 22-217(e)>.

**Finding:** This lot is less than a quarter acre in size and the sum of impervious surfaces does not exceed 25% of the lot. Impervious surfaces that exceed 25% of the lot shall not be permitted.
- Regulation:** "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.

**Finding:** The applicant has existing and proposed trees that create 15% forest cover. If any of the existing trees or shrubs are removed during construction then they shall be replaced and that number shall be added to the proposed number, which is one large tree, two small trees and two shrubs.
- Regulation:** "The stormwater management system shall be designed so that:

  - (1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its pre-development state;
  - (2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

Memo to Mr. J. Robert Haines  
July 26, 1991  
Page 3

- (3) Storm drain discharge points are decentralized to simulate the pre-development hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its pre-development state" <Baltimore County Code, Section 22-217(h)>.

**Findings:** In order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.
- Regulation:** "Before the issuance of any use and occupancy permit within the Critical Area by the Department of Permits and Licenses, the Director of the Department of Environmental Protection and Resource Management, or his designee, shall determine that the development is in compliance with the findings and findings plan as determined by the approving authority. The use and occupancy permit shall not be issued unless and until the Director of Environmental Protection and Resource Management or his designee, certifies to the Director of Permits and Licenses that such development is in compliance with said Findings and Findings Plan" <Baltimore County Code Section 22-66(a)>.

**Finding:** The applicant should notify the Critical Area Program two weeks prior to the expected request for the use and occupancy permit. The use and occupancy permit shall not be released until the project is in compliance with this findings and the findings plan.

#### CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

JJD:DCF:ju  
Attachment  
cc: The Honorable Vincent Gardina  
The Honorable Donald Mason  
Mr. Ronald B. Hickernell  
Mr. & Mrs. Fred Cross

J. James Dieter, Director

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 13, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Fred Cross, Item No. 487  
Lena Guise, Item No. 20  
Hal Miller, Item No. 30

In reference to the Petitioners' request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat  
487/20.30/ZAC1

Rec'd 8/15/91

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1521 GALENA ROAD

Subdivision: HYDE PARK  
plat book 55, lot 63, section 1A

OWNER: FRED & LISA CROSS

Petitioner's Exhibit 1

91-496-A

12" SANITARY SEWER  
6" WATER MAIN

Scale of Drawing: 1" = 50'

CRITICAL AREA

LOCATION INFORMATION

Councilmanic District: 5  
Election District: 15  
1"=200' scale maps: SE. 21  
Zoning: D R 5.5  
Lot size: 0.23 acreage 10,000 square feet

SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☒ ☐  
Prior Zoning Hearing: NONE

Zoning Office USE ONLY!  
reviewed by: ITEM #: CASE#:  
JMK 487

CASE NUMBER 91-496-A

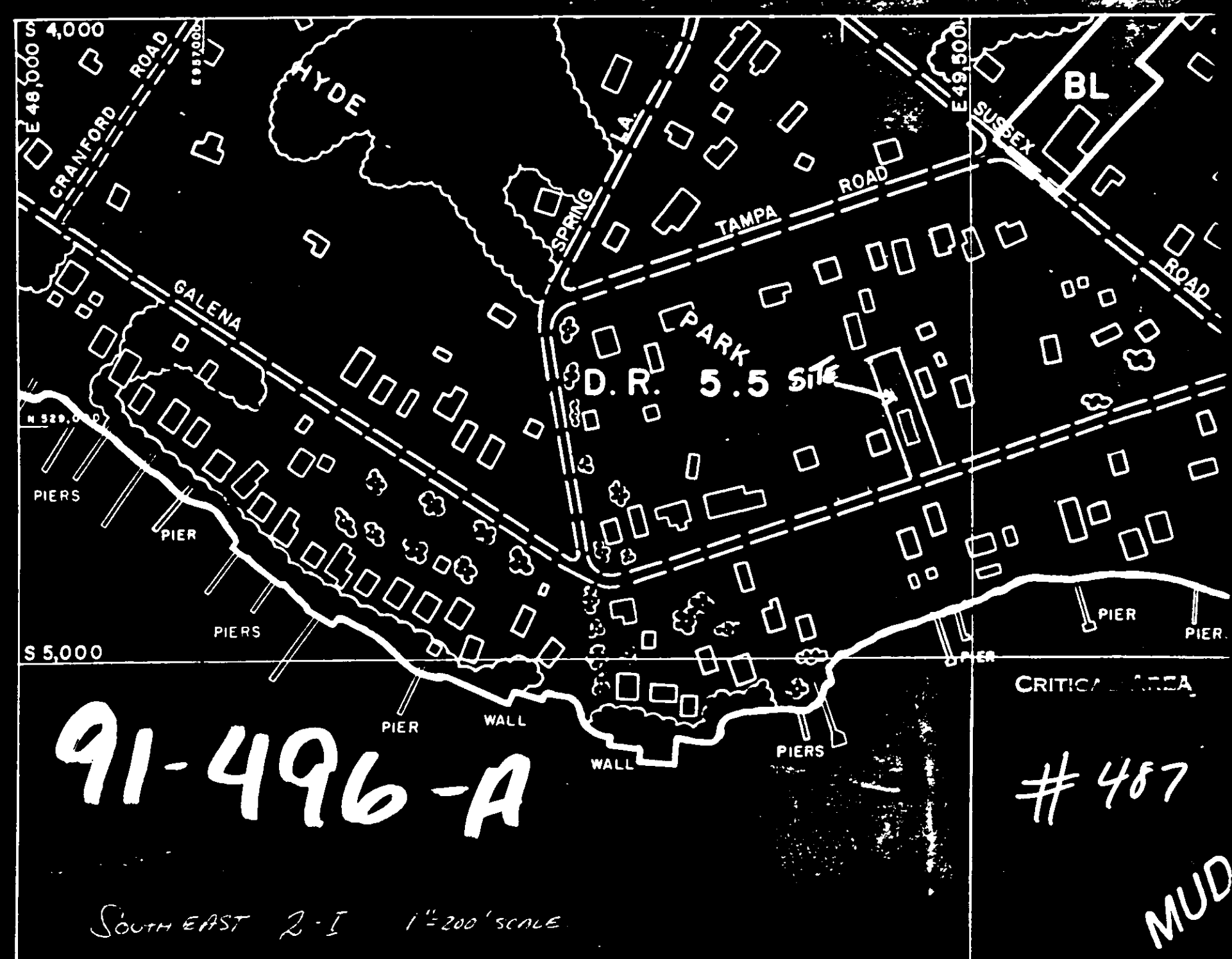
PETITIONER'S EXHIBIT # 2

1521 GALENA RD LOT 63  
RIGHT BOUNDARY LINE #487

1521 GALENA RD LOT 63  
FRONT TO REAR #487

LEFT BOUNDARY LINE #487





# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BACK RIVER NECK	S. E.
DATE OF PHOTOGRAPHY		2-1
JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401